



LexAllan
Grove *Village*

...doing things differently

11 Woodcombe Close,, Brierley Hill DY5 3PQ

Offers In The Region Of £130,000

NOW PRIVATE TREATY & EXTENDED LEASE ON COMPLETION! This well presented and newly renovated first floor two bedroom apartment briefly comprises; entrance porch, spacious lounge, newly fitted kitchen, hallway two good size bedrooms, modern fitted bathroom and storage cupboards. The apartment further benefits from no upward chain and from being conveniently located within the popular Withymoor Estate close to amenities. This two bedroom apartment is certainly not one to be missed! Leasehold. 3/1/24 V2 EJ EPC=D





Approach

Approached via block paved pathway with lawn to either side.

Entrance Hall

With door to front and stairs leading to landing.

Lounge 11'5" max 10'9" min x 16'0" (3.5 max 3.3 min x 4.9)

With double glazing window to front, feature fireplace with marble hearth and gas fire.

Kitchen 7'10" x 12'1" (2.4 x 3.7)

With double glazing window to rear, new kitchen being fitted by current owners.

Bedroom One 9'10" x 12'9" (3.0 x 3.9)

With double glazing window to rear, central heating radiator and fitted storage cupboard.

Bedroom Two 9'10" max 9'2" min x 9'10" max 7'2" min (3.0 max 2.8 min x 3.0 max 2.2 min)

With double glazing window to front and storage cupboard.

Bathroom 5'6" max 2'11" min x 9'6" max 6'6" min (1.7 max 0.9 min x 2.9 max 2.0 min)

With obscured double glazing window to rear, tiling to splashback and airing cupboard for storage. With low level w.c., pedestal wash hand basin and fitted bath with electric shower over.

Tenure

Reference to the tenure of a property are based on information supplied by the seller. We are advised that the property is Leasehold, ground rent and other charges may be payable. A buyer is advised to obtain verification from their solicitor. We have been advised there is a 99 year lease from 25th December 1980, the current vendors

are extending the lease to a term of 125 years with a ground rent at £40 rising to £80 per annum. Service charge is to be confirmed.

Council Tax Band

Tax band is C.

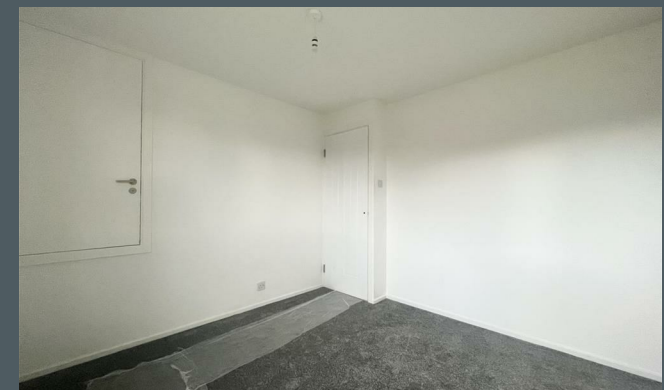
Money Laundering Regulations

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Lex Allan Grove reserves the right to obtain electronic verification.

Referral Fees

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce



to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of Mr Tony Lowe of Green Street Surveys who we are confident will provide you with a first class service relevant to your property needs, we will again receive a referral fee equivalent to 20% of the fee that you pay to Green Street Surveys. This referral fee does not impact the actual fee that you would pay Green Street Surveys had you approached them direct as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

IMPORTANT NOTICE 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Lex Allan do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment or whether they are year 2000 compliant.

VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

129 Worcester Road, Hagley, Worcester, DY9 0NN

hagley@lexallanandgrove.com

01562 270270

www.lexallanandgrove.com

**LexAllan
Grove**

local knowledge **exceptional service**